

~~CONFIDENTIAL~~: To be treated strictly confidential until released for publication on the morning of Monday 13th December, 1954.

BUILDING STATISTICS - TASMANIA, SEPTEMBER QUARTER, 1954.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 30th September, 1954. Comparative data for preceding periods will be found in previous releases. Subsequent issues will follow a similar pattern but a complete summary will be published annually and this will appear when the statement is released for the quarter ended June.

A statement of definitions of terms used will be found on page 6.

1. NEW HOUSES COMPLETED: During the quarter ended 30th September, 1954, 543 new houses were completed compared with 799 in June quarter and 562 in March quarter, 1954.
- Completions in September quarter in preceding years were: 1951 - 1,071; 1952 - 909; and 1953 - 608. The 543 houses completed during September quarter, 1954 comprised 72 brick, concrete etc., 42 brick, concrete etc. veneers, 397 wood, 9 prefabricated wood and 23 fibro-cement.

2. NEW HOUSES COMMENCED: The number of new houses commenced during September quarter 1954, was 641, a decrease of 83 compared with June quarter, 1954.
3. NEW HOUSES UNDER CONSTRUCTION: The number of new houses under construction at 30th September, 1954 was 2,247, an increase of 98 compared with the 30th June, 1954 figure of 2,149. Corresponding figures as at the 30th September, in previous years are as follows: 1951 - 3,584; 1952 - 2,808; 1953 - 2,189.

The houses under construction at the 30th September, 1954 comprised: solid brick, concrete, etc. 494 (22%) brick, concrete, etc. veneers 254 (11.3%); wood 1,380 (61.4%); prefabricated wood, 27 (1.2%); and fibro-cement, 92 (4.1%).

4. NEW BUILDINGS (OTHER THAN HOUSES): The value of new buildings (other than houses) completed during September quarter, 1954 was £1,238,000 compared with £402,000 in June quarter, 1954 and £1,294,000 in March quarter, 1954. Three new factories valued at £65,000 were completed during the quarter. Other new buildings (included above) completed during the quarter comprised: 10 schools, 3 banks, 8 garages, service stations, etc., 7 stores or warehouses, 2 sawmills and 54 others.

During September quarter, 1954, the value of new buildings (other than houses), commenced was £1,124,000 compared with £1,104,000 in June quarter, 1954 and £847,000 in March quarter, 1954.

5. VALUE OF ALL BUILDINGS: The value of all buildings, including houses, completed in Tasmania during September quarter, 1954, was £2,594,000 an increase of £149,000 compared with June quarter, 1954, and an increase of £311,000 compared with September quarter, 1953. New houses valued at £1,356,000 comprised 52.3 per cent of the total value of completions.

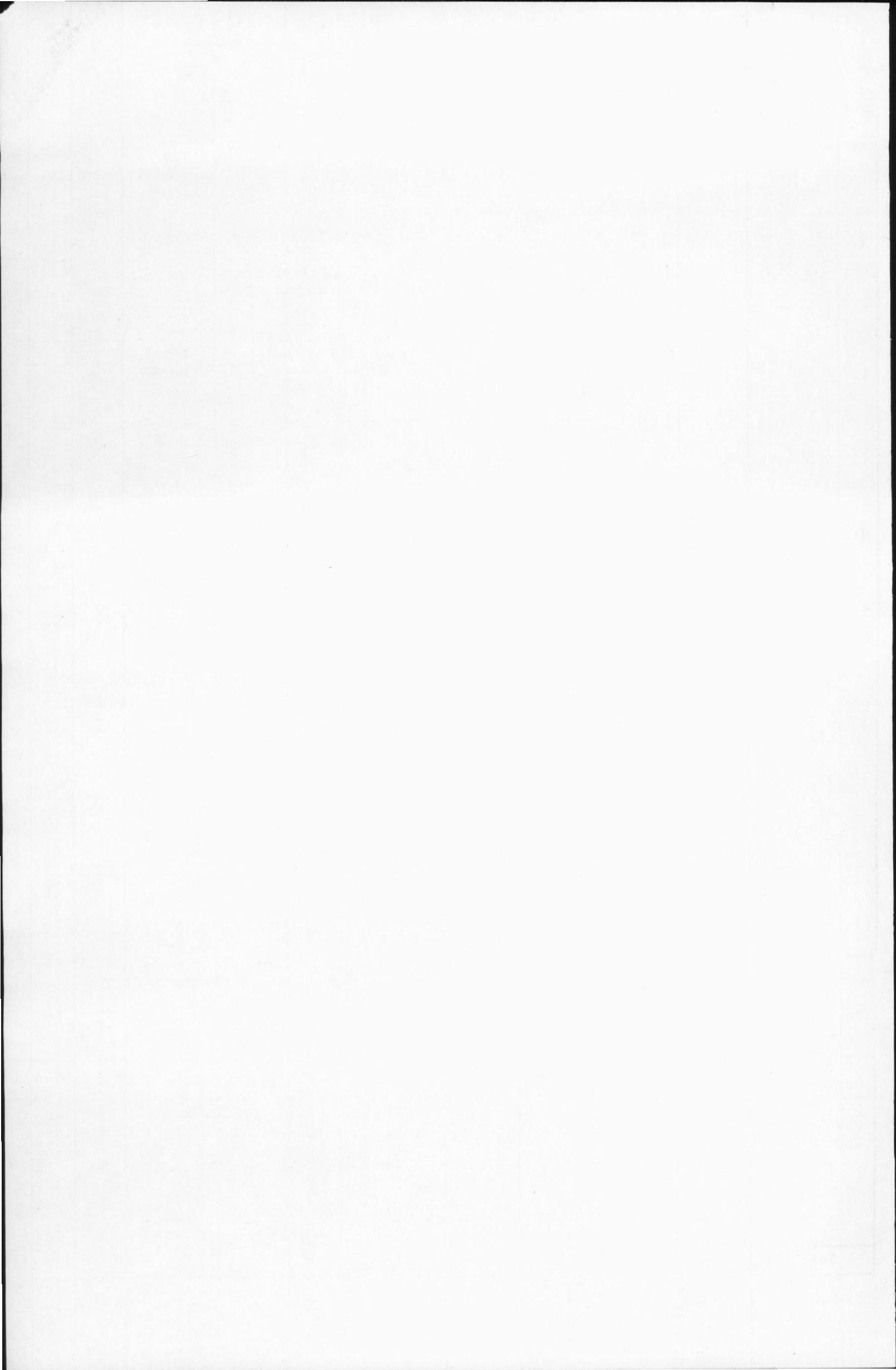
The value of new buildings commenced during September quarter, 1954 was £2,723,000 a decrease of £186,000 compared with June quarter, 1954, and £761,000 more than September quarter, 1953.

The value of new buildings under construction at 30th September, 1954 was £12,179,000.

6. VALUE OF WORK DONE ON NEW BUILDINGS: The value of work done on new buildings during September quarter, 1954, was £2,915,000 compared with £2,744,000 in June quarter, 1954, and £2,794,000 in September quarter 1953. Of the September quarter total, £1,624,000 or 55.7% represented work done in respect of houses. Hobart and Suburbs accounted for £1,158,000 or 39.7% of the total value, Launceston and Suburbs for £735,000 or 25.2% and the rest of the State for £1,022,000 or 35.1%.

7. PERSONS WORKING ON NEW BUILDINGS: (See note 5 on page 6). There were 5,890 persons including 1,540 working principals engaged on the construction of new buildings at 30th September, 1954. Of these 3,006 were carpenters by trade, 388 bricklayers and 1,080 builders' labourers.

Of the 5,890 persons engaged at 30th September, 1954, 4,270 were working on private contract jobs, 750 on owner-built jobs, and 870 on Government day labour projects. The returns indicated that 3,272 were working on new houses, 1,670 on other new buildings, 324 on alterations and additions to houses, 298 on alterations and additions to other buildings and 326 on repair and maintenance work.



1. CONSTRUCTION OF NEW BUILDINGS - TASMANIA - SEPTEMBER QUARTER, 1954

Description of Building and Construction Agency	Commenced dur- ing September Quarter 1954		Completed dur- ing September Quarter 1954		Under Construc- tion at 30th Sept. 1954		Valu of Work done during September Quarter 1954
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
		£'000		£'000		£'000	£'000
1. Houses (b) :							
(i) Private Contractors:							
On private A/c.	200	566	205	544	418	1,444	585
On Government A/c.	68	190	67	188	176	499	210
(ii) Govt. Day Labour	63	156	55	138	160	408	104
(iii) Owner-Builders	310	687	216	486	1,493	3,631	725
Total Houses:	641	1,592	543	1,356	2,247	5,982	1,624
2. Flats (c) :							
(i) Private Contractors:							
Private A/c.	3	7	-	-	25	75	13
Govt. Day Labour	74	250	12	33	86	285	28
3. Shops with Dwellings :							
(i) Private Contractors:							
Private A/c.	5	16	1	3	16	73	13
Government A/c.	-	-	-	-	-	-	-
4. Shops without Dwellings :							
(i) Private Contractors:							
Private A/c.	23	154	8	41	33	432	163
Government A/c.	2	4	-	-	3	9	5
5. Hotels, Guest Houses :	2	18	-	-	2	18	10
6. Factories :							
(i) Private Contractors:							
Private A/c.	4	61	4	67	14	471	80
Government A/c.	-	-	1	33	4	1,500	26
7. Other New Buildings :							
(i) Private Contractors:							
Private A/c.	41	298	29	292	67	796	366
Government A/c.	50	315	32	769	103	2,222	545
(ii) Govt. Day Labour	1	1	-	-	3	316	42
Total Other New Buildings:	205	1,124	87	1,238	356	6,197	1,291
All New Buildings:							
(i) Private Contractors:							
Private A/c.	278	1,120	247	947	575	3,309	1,230
Government A/c.	120	509	100	990	286	4,230	786
(ii) Govt. Day Labour	138	407	67	171	249	1,009	174
(iii) Owner-Builders	310	687	216	486	1,493	3,631	725
GRAND TOTAL :	846	2,723	630	2,594	2,603	12,179	2,915

(a) When completed, excluding cost of land on which building is erected.

(b) Converted army huts are excluded.

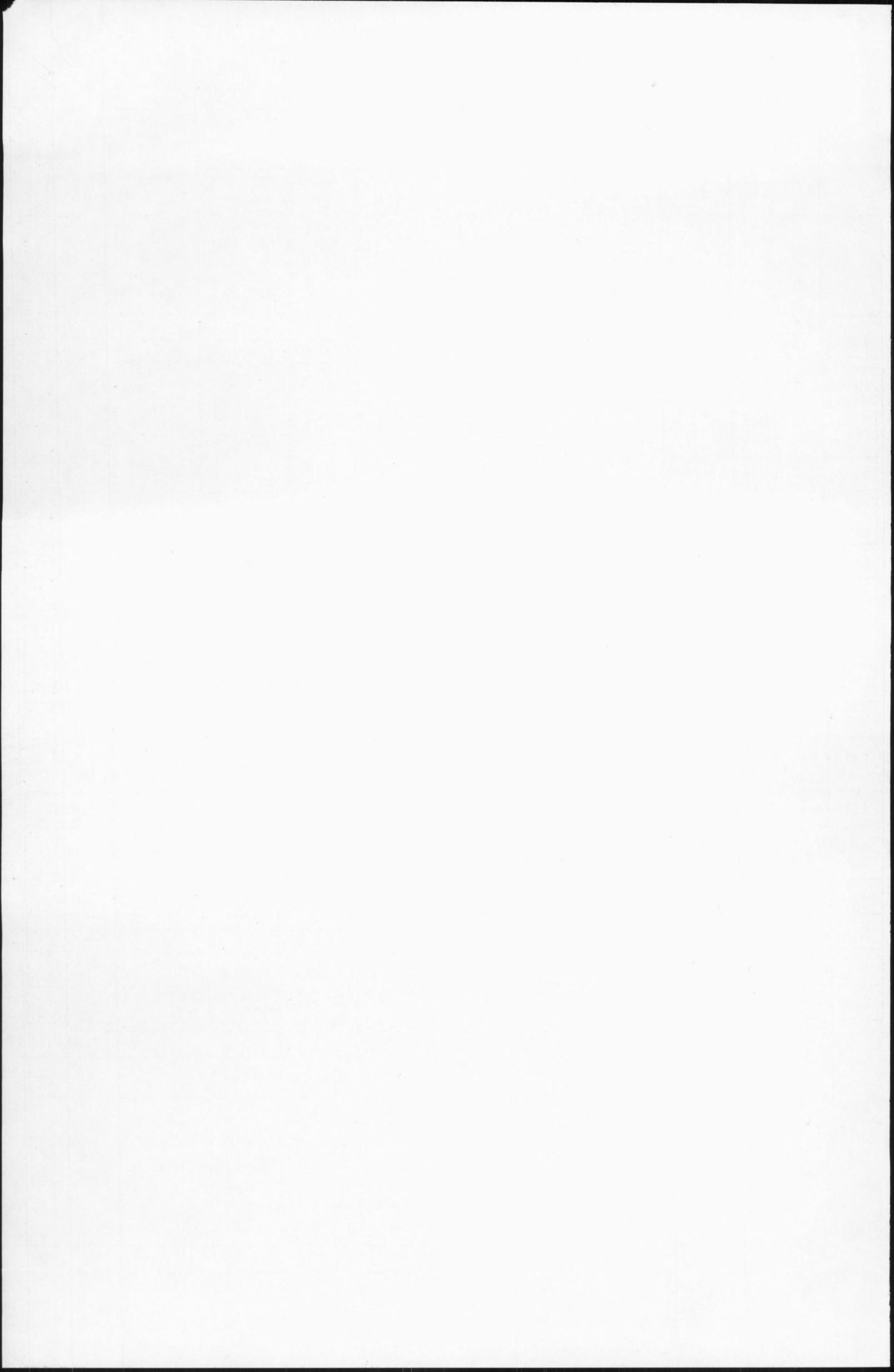
(c) Number indicates number of individual flats provided as new dwellings.

2. PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS
IN TASMANIA AS AT 30TH SEPTEMBER, 1954

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	871	Carpenters	3,006	New Buildings:	
Sub-Contractors	669	Bricklayers	388	Houses	3,272
Wage Earners	4,350	Painters	392	Other New Buildings	1,670
		Electricians	205	Additions & Alterations (b) :	
		Plumbers	269	Houses	324
		Builders'	1,080	Other Buildings	298
		Labourers	550	Repairs & Maintenance (b) :	326
Total:	5,890	Total:	5,890	Total:	5,890

(a) Includes estimate for persons working on owner-built jobs.

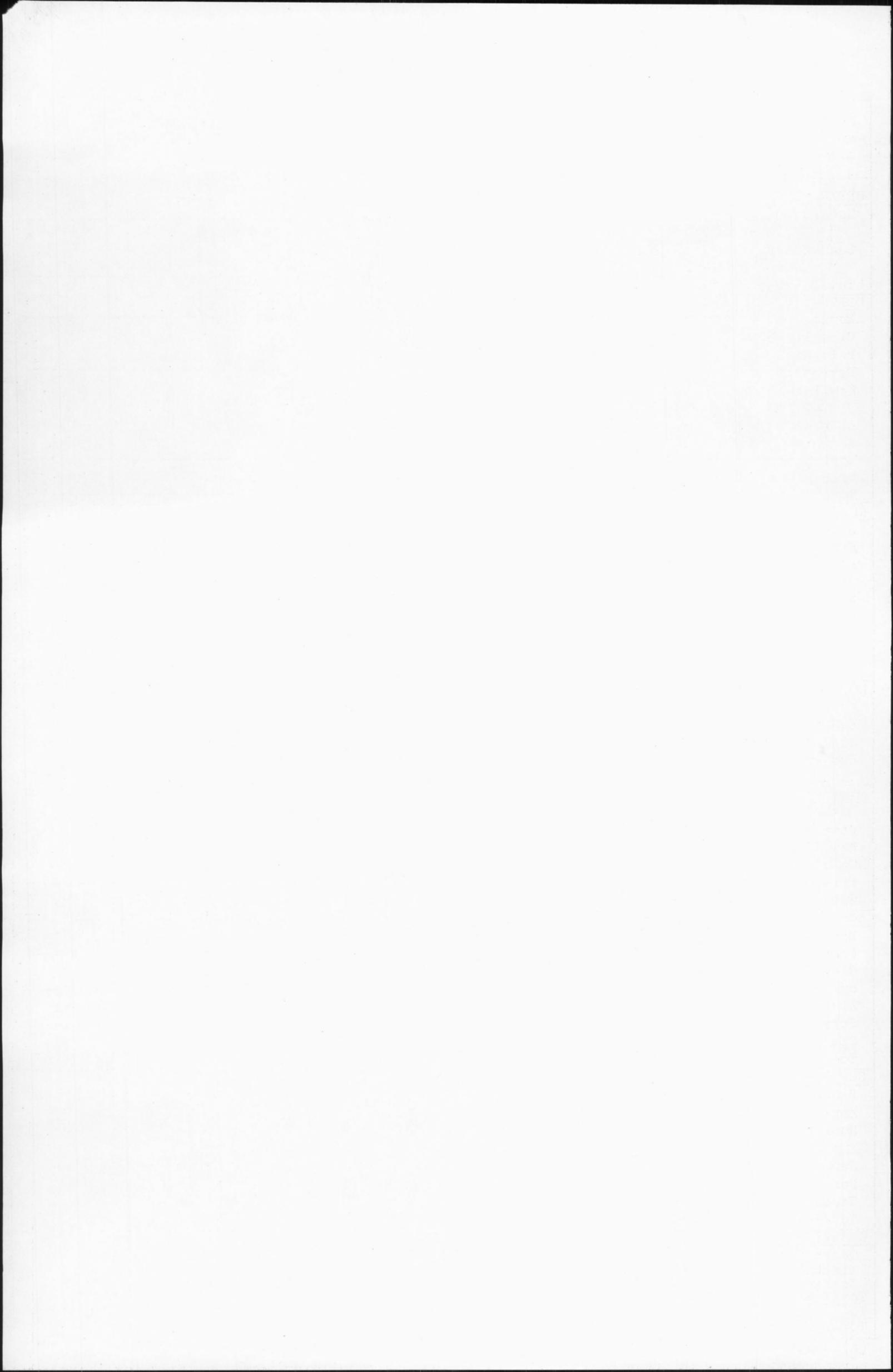
(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.



3. SUMMARY : BUILDING PERMITS GRANTED AND CONSTRUCTION
OF NEW HOUSES, SEPTEMBER QUARTER, 1954.

Area	Building Permits Granted During Quarter		Commenced During Quarter.		Completed During Quarter.		Under Construc- tion at End of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
Hobart, City	50	£'000 177	61	£'000 183	59	£'000 186	245	£'000 799
Hobart, Suburbs :								
Clarence (b)	116	334	116	312	95	247	372	1,209
Kingborough (b)	15	50	13	28	7	25	57	156
Glenorchy	66	207	42	116	55	130	248	670
Total Suburbs :	197	591	171	456	157	402	677	2,035
Total Hobart and Suburbs :	247	768	232	639	216	588	922	2,834
Launceston City	57	172	91	258	61	163	208	599
Launceston Suburbs (b)								
Beaconsfield	15	42	13	33	7	21	61	156
Evandale	2	4	1	2	-	-	1	2
Lilydale	24	61	30	86	12	32	80	213
St. Leonards	38	95	18	41	13	37	76	202
Westbury	5	9	3	6	2	3	14	30
Total Suburbs :	84	211	65	168	34	93	232	603
Total Launceston and Suburbs:	141	383	156	426	95	256	440	1,202
All other Areas (c)	281	615	253	534	232	512	885	1,946
Tasmania (c) September Quarter, 1954	669	1,766	641	1,599	543	1,356	2,247	5,982
June Quarter, 1954	618	1,596	724	1,805	799	2,043	2,149	5,630
March Quarter, 1954	600	1,500	663	1,711	562	1,447	2,224	5,707
December Quarter, 1953	648	1,582	595	1,464	661	1,710	2,123	5,418
September Quarter, 1953	693	1,714	683	1,635	608	1,527	2,189	5,470

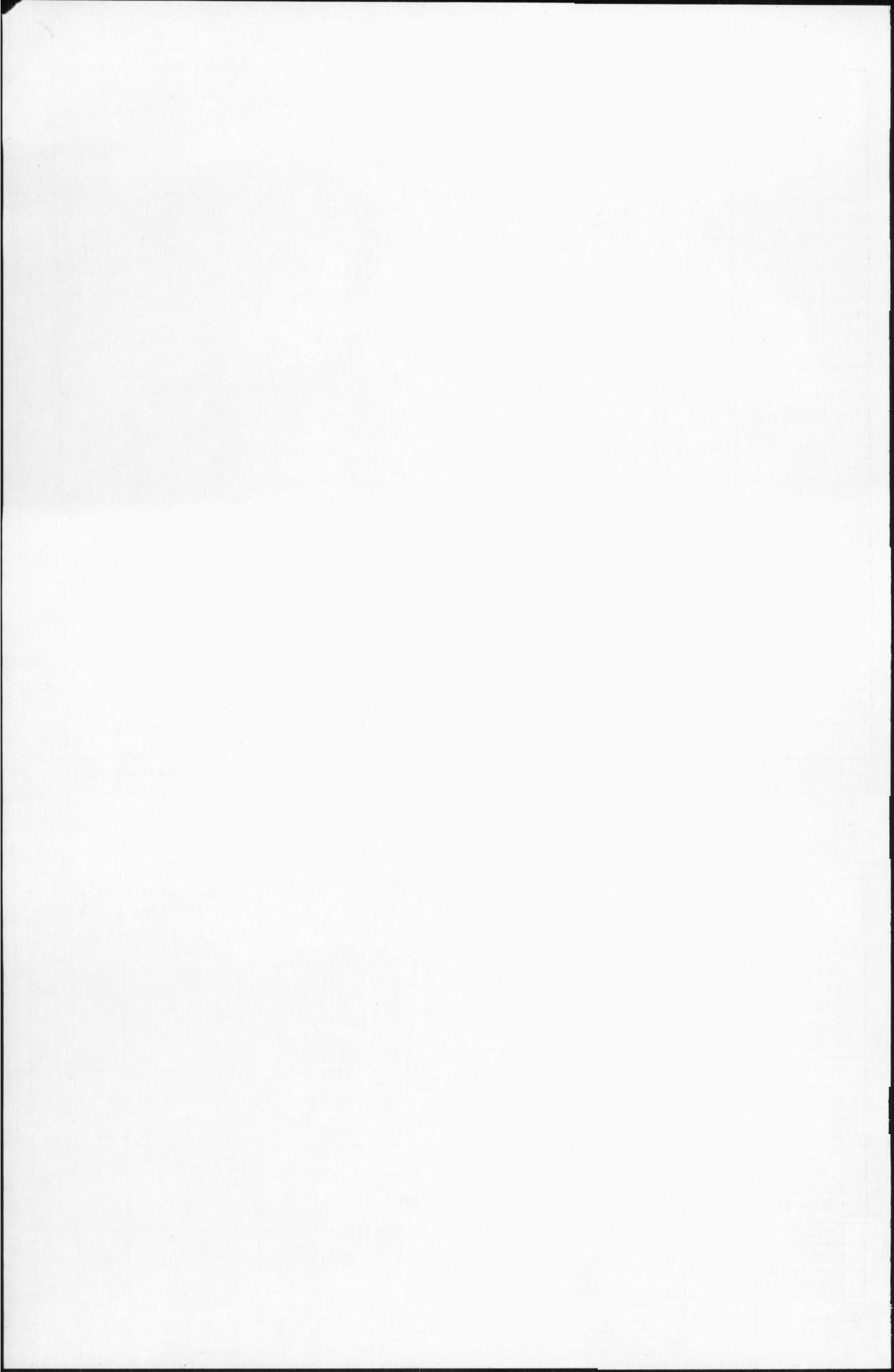
- (a) Value when completed.
- (b) Suburban areas only of these Municipalities.
- (c) Excluding building permit details for those Municipalities which do not require a permit to build.



3B. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES CLASSIFIED IN
STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS, SEPTEMBER QUARTER, 1954
(Including Owner-built Houses)

Statistical Divisions and Local Government Areas	Building Per- mits granted during Quarter		Commenced during Quarter.		Completed during Quarter.		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
URBAN DIVISION:		£'000		£'000		£'000		£'000
Hobart, City	50	177	61	183	59	186	245	799
" Suburbs	197	591	171	456	157	402	677	2,035
Launceston, City	57	172	91	258	61	163	203	599
" Suburbs	84	211	65	168	34	93	232	603
Total Urban Division:	388	1,151	388	1,065	311	844	1,362	4,036
NORTH-WESTERN DIVISION								
Burnie	24	56	27	67	12	29	107	255
Circular Head	10	24	11	18	9	12	31	58
Deloraine	5	12	5	13	5	13	17	49
Devonport	26	60	34	64	34	71	135	300
Kentish	11	22	1	2	2	3	15	27
Mary Island	-	-	7	21	13	38	28	90
Latrobe	7	13	10	18	3	11	21	39
Penguin	9	9	14	26	6	11	24	52
Ulverstone	17	31	18	44	12	22	45	98
Wynyard	17	37	5	10	5	11	33	64
Total North-Western Div:	126	264	132	283	101	221	456	1,032
NORTH-EASTERN DIVISION								
Beaconsfield (b)	16	25	16	25	11	18	50	88
Fingal	3	4	6	9	4	6	12	36
Flinders	18	62	-	-	-	-	-	-
George Town	7	13	6	14	8	12	18	46
Lilydale (b)	3	6	-	-	1	2	5	10
Portland	-	-	2	4	4	12	9	16
Ringarooma	1	2	2	4	2	3	5	13
Scottsdale	8	15	2	4	3	5	12	30
Total North-Eastern Div:	56	127	34	60	33	58	11	239
NORTH-MIDLAND DIVISION								
Evandale (b)	1	2	3	4	3	8	5	11
Longford	9	24	9	21	10	29	25	51
St. Leonards (b)	3	8	4	9	6	15	21	44
Westbury (b)	8	14	2	5	2	6	17	35
Total North Midland Div:	21	48	18	39	21	58	68	141
MIDLAND DIVISION								
Bethwell	-	-	1	2	1	2	2	5
Campbell Town	3	7	3	10	3	7	7	20
Hamilton	16	49	5	12	10	31	13	38
Catlands	4	9	3	6	1	1	7	22
Ross	-	-	1	3	-	-	3	9
Total Midland Division:	23	65	13	33	15	41	32	94
SOUTH-EASTERN DIVISION								
Brighton (c)	-	-	-	-	-	-	1	3
Clarence (b)	6	13	13	31	8	17	73	159
Glamorgan	-	-	3	5	2	4	8	21
Green Ponds (c)	-	-	1	3	3	7	-	-
Richmond (c)	-	-	-	-	-	-	1	2
Sorell	16	25	3	2	5	7	22	28
Spring Bay	9	16	4	6	4	4	9	12
Total South-Eastern Div:	31	54	24	47	22	39	114	225
SOUTHERN DIVISION								
Bruny	1	1	-	-	-	-	2	3
Esperance	2	6	6	10	1	2	7	12
Huon	-	-	3	9	4	10	16	31
Macquarie (b)	9	27	10	23	4	10	37	84
New Norfolk	10	17	8	19	15	32	28	58
Port Cygnet	-	-	-	-	-	-	3	6
Tasman	1	1	3	5	4	6	5	8
Total Southern Division:	23	52	30	66	28	60	98	202
WESTERN DIVISION								
Queenstown	-	-	-	-	-	-	4	7
Strahan	-	-	-	-	-	-	-	-
Zeehan	1	5	2	6	12	35	2	6
Total Western Division:	1	5	2	6	12	35	6	13
Total Country Divisions:	281	615	253	534	232	512	885	1,946
TOTAL TASMANIA (d)	669	1,766	641	1,599	543	1,356	2,247	5,982

(a) Value when completed. (b) Country sections only of these Municipalities. (c) Building permits not issued in these Municipalities. (d) Excludes building permit details for these



4. CONSTRUCTION OF NEW HOUSES ACCORDING TO TYPE

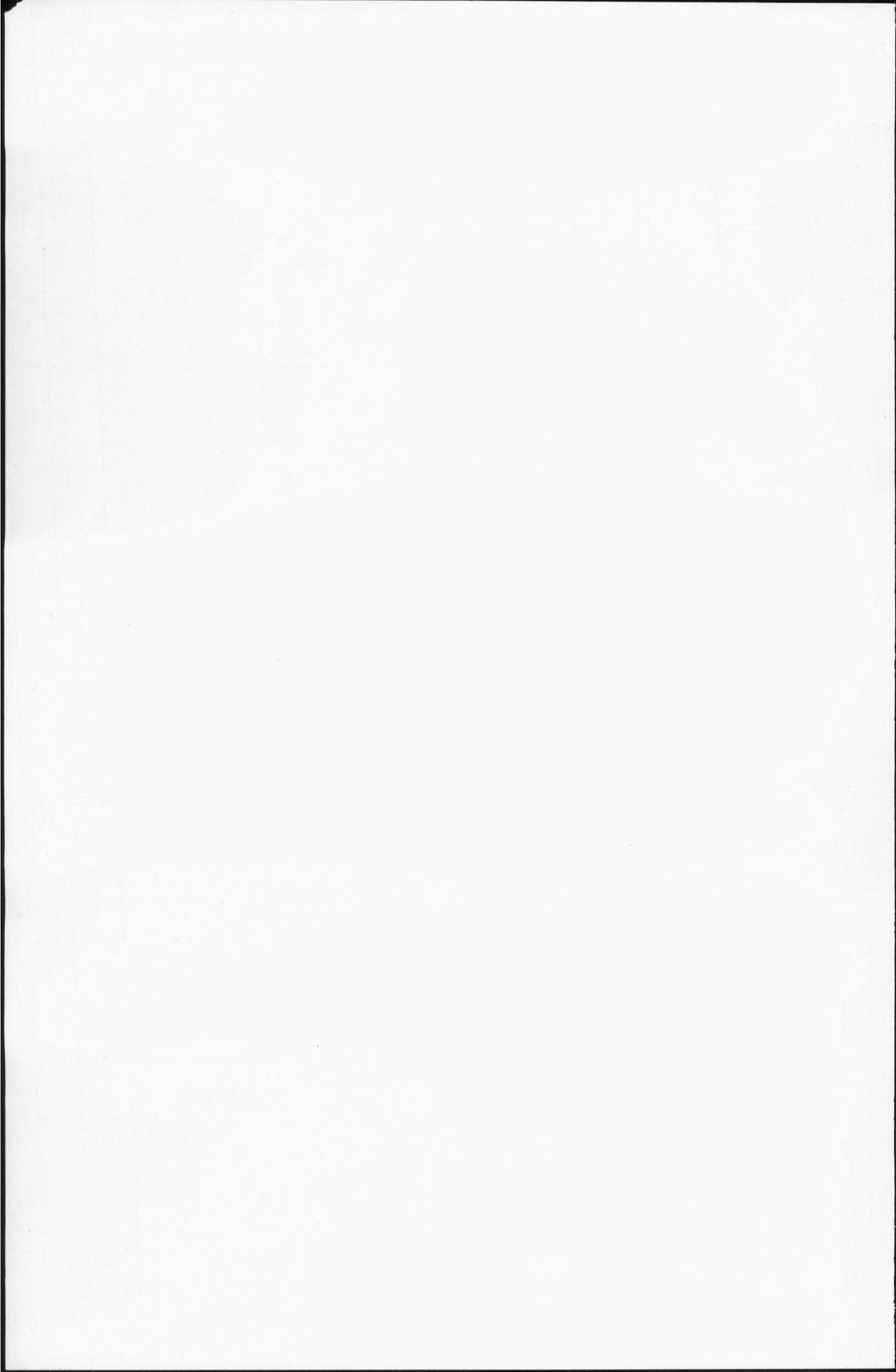
Particulars		Solid Brick Concrete etc. etc.	Brick Concrete etc. Veneers	Wood	Prefab- ricated Wood	Fibro- Cement	Other Mater- ials.	Total
September Quarter, 1954.								
Commenced During Quarter	No. % of total Value £'000 Average cost £(a)	81 12.7 258	70 10.9 214	448 69.9 1,072	11 1.7 22	31 4.8 33	- - -	641 100.0 1,599
Completed During Quarter	No. % of Total Value £'000 Average cost £(a)	72 13.3 234	42 7.7 138	397 73.1 930	9 1.7 18	23 4.2 36	- - -	543 100.0 1,356
Under Construction at 30th Sept. 1954.	No. % of total Value £'000 Average cost £(a)	494 22.00 1,560	254 11.3 758	1,380 61.4 3,488	27 1.2 54	92 4.1 122	- - -	2,247 100.0 5,982
Commenced During Quarter	No. % of total Value £'000 Average cost £(a)	102 14.1 349	72 10.0 231	492 68.0 1,118	37 5.1 78	21 2.8 29	- - -	724 100.0 1,805
Completed During Quarter	No. % of total Value £'000 Average cost £(a)	134 16.8 455	71 8.9 207	523 55.5 1,251	30 3.7 71	41 5.1 59	- - -	799 100.0 2,043
Under Construction at 30th June 1954.	No. % of total Value £'000 Average cost £(a)	485 22.5 1,505	226 10.5 668	1,329 61.9 3,287	25 1.2 50	84 3.9 120	- - -	2,149 100.0 5,630
(a) Average value is obtained by dividing total number of houses completed into the total value of houses completed as stated by builders. As averages they relate to houses of the size and standard completed in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.								

5. VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING SEPTEMBER QUARTER, 1954

Description of Building	Hobart			Launceston			Rest of State	Total Tas- mania	Percent- age of Total
	City	Sub- urbs	City & Suburbs	City	Sub- urbs	City & Suburbs			
Houses:	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Brick, Concrete etc. (a)	98	119	217	128	40	168	155	540	18.5
Wood	118	359	477	86	115	201	364	1,042	35.7
Fibro-Cement	1	-	1	-	4	4	37	42	1.5
Other									
Total Houses:	217	478	695	214	159	373	556	1,624	55.7
Flats	6	27	33	6	-	6	2	41	1.4
Shops with Dwells	4	1	5	-	-	-	8	13	.5
Shops w/o Dwells.	8	6	14	117	12	129	25	168	5.8
Hotels, Guest Houses etc.	-	-	-	-	-	-	10	10	.3
Factories	7	5	12	22	-	22	72	106	3.6
Other new Bldgs.	210	189	399	205	-	205	349	953	32.7
Total Other Bldgs.	235	228	463	350	12	362	466	1,291	44.3
Total New Bldgs.	452	706	1,158	564	171	735	1,022	2,915	100.0
Percentage of Total	15.5	24.2	39.7	19.3	5.9	25.2	35.1	100.0	-

(a) Includes Veneers.

J. C. STEPHEN.



DEFINITIONS OF TERMS USED

1. Owner - Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor.
2. Commenced: A building is regarded as having been commenced when work on the foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.
3. Complete: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.
4. Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.
5. Employment: The figures of employment relate to persons actually working on new buildings on specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.
6. Values:

All values shown exclude the value of land and represent the estimated value of buildings on completion.

All figures in this bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings.

Alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who are engaged in those operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not effect the figures materially.

